

**AVISON  
YOUNG**

**For Lease**

**1111 Prince of Wales Drive, Ottawa, ON**



**Get more  
information**

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### Available Space:

Suite 100 +/- 2,950 sf  
 Suite 200 +/- 16,000 sf  
 Suite 301 +/- 8,000 sf

### Additional Rent (2023):

\$17.46 psf

### Availability:

Immediately

### Location:

The geographic centre of Ottawa - Baseline Road and Prince of Wales Drive

### Net Rent:

Starting at \$5.00 psf

### Property Highlights

- Great access to the downtown core - 4 traffic lights to Elgin and Laurier Street downtown via Prince of Wales and Queen Elizabeth Driveway
- 10 minutes to the Ottawa Airport via the Airport Parkway and Riverside Drive
- Excellent access to many jogging and bicycle trails
- Regular bus routes to the door
- Abundant parking - 2 spaces per 1,000 sf ratio, more if needed
- Workout room in the building
- Ongoing capital improvement program in place
- Ground floor food service provider coming

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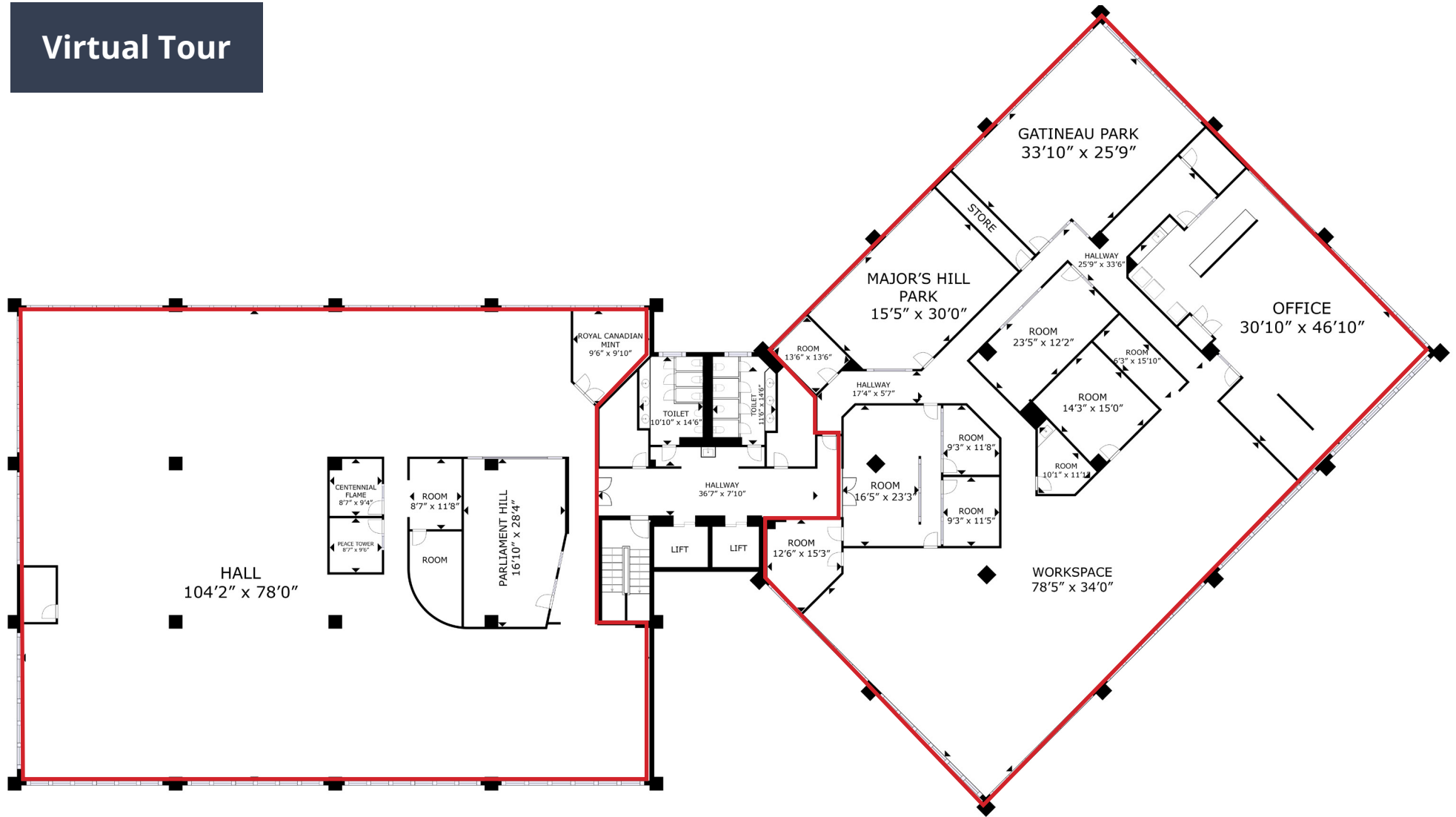


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# Second Floor Plan

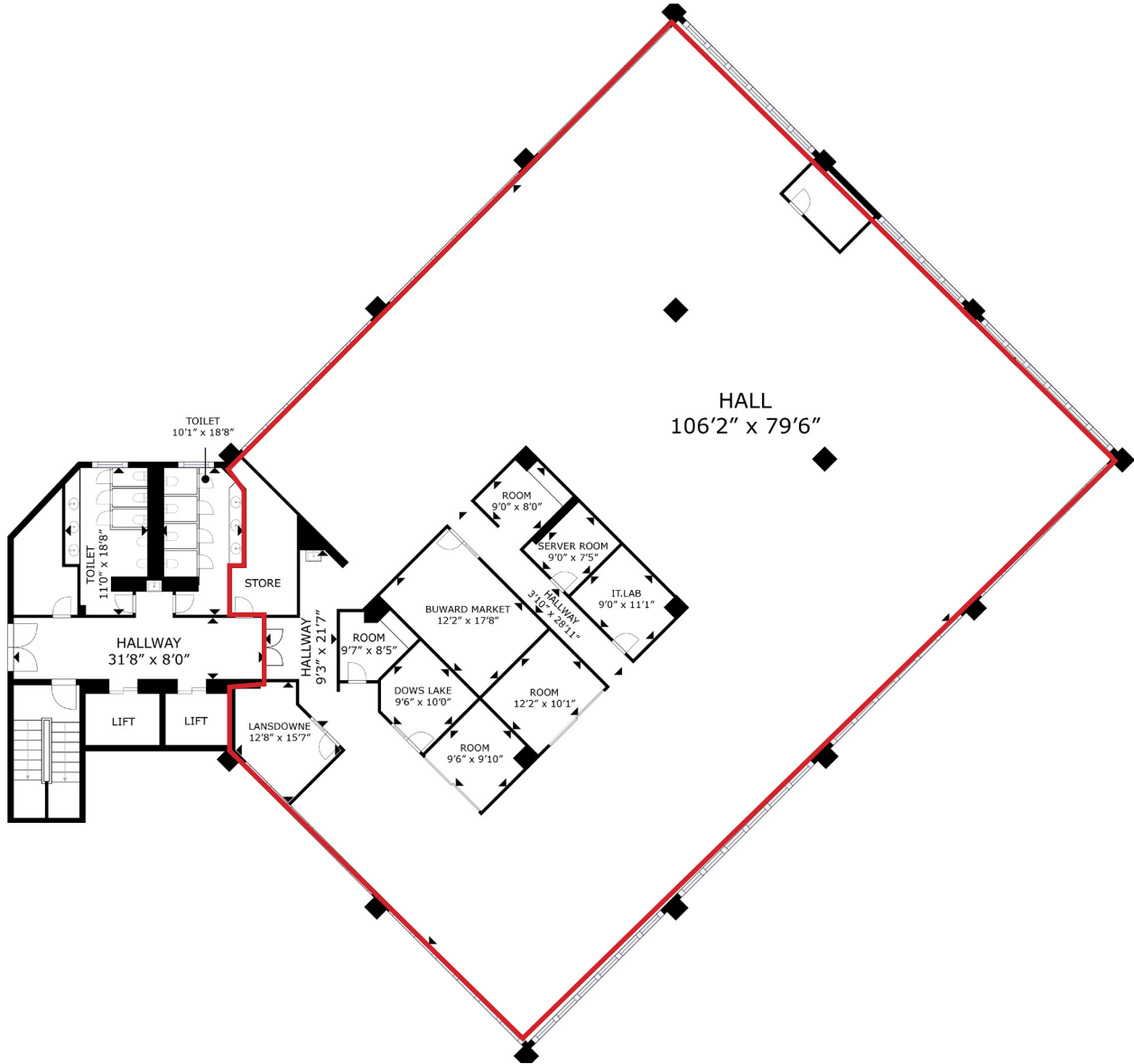
Virtual Tour



(Approximately, not to scale)  
Suite 200

# Third Floor Plan

Virtual Tour



(Approximately, not to scale)  
Suite 300

# Location Map



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